

TRANSFER
TAX
PAID

WARRANTY DEED
Statutory Short Form

44-289
#02453

We, **GERALDINE J. KENNEDY** of 1 Leo Street, Winslow, Maine 04901, and **RICHARD L. GRONDIN** of 225 Birch Point Road, Wiscasset, Maine 04578, for consideration paid, grant to **RONALD ST. AMAND** and **HELEN E. ST. AMAND** of 204 Garland Road, Winslow, Maine 04901, as Joint Tenants, with Warranty Covenants, the land described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Commencing at an iron pin driven in the ground on the westerly side of Green Street; thence south forty-six degrees forty minute west (S 46° 40' W) one hundred one and eight tenths (101.8) feet to a stone bound set in the ground; thence north forty-nine degrees seven minutes west (N 49° 07' W) seventy-two and seven tenths (72.7) feet to an iron pin driven in the ground; thence north forty-six degrees forty minutes east (N 46° 40' E) one hundred nine and three tenths (109.3) feet to an iron pin driven in the ground; thence south forty-nine degrees seven minutes east (S 49° 07' E) seventy-three and two tenths (73.2) feet to an iron pin at the point of beginning. Containing seven thousand six hundred sixty-six (7,666) square feet, more or less, and being Lot Number 18 on Plan of Lockwood Company Property drawn by Edbert O. Wilson dated May 31, 1939, and recorded in the Kennebec County Registry of Deeds in Plan Book 12, Page 63. All compass directions are computed on the true north and not on the magnetic north.

SGK

Also a right to use and maintain the sewer as it now exists with the right to enter on land as may be necessary to make repairs at reasonable times up to the point where said sewer enters the main sewer on Kennebec Street.

ep

Excepting and reserving to the Lockwood Company, its successors and assigns, all rights to maintain a sewer as it now exists over and above the described lot with the right to enter at reasonable times to make necessary repairs thereto, said exceptions and reservations to continue as long as said sewer is used. Upon the termination of said use, the said exceptions and reservations shall cease and vest in the Grantees, their heirs and assigns.

Being the same premises conveyed to Geraldine J. Kennedy and Richard L. Grondin BY Warranty Deed from Geraldine J. Kennedy and Richard L. Grondin dated January 9, 1991, and recorded in the Kennebec County Registry of Deeds in Book 3864, Page 155. Beatrice M. Grondin died on April 14, 1993, thereby extinguishing her life estate.

② W Paulin

44-289

WITNESS our hands and seals this 29th day of October, 2004.

Signed, Sealed and Delivered
in the presence of:

Warren M. Posen (Notary)

Geraldine J. Kennedy
Geraldine J. Kennedy
Richard L. Grondin
Richard L. Grondin

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: October 29, 2004

Then personally appeared the above named **GERALDINE J. KENNEDY** and **RICHARD L. GRONDIN** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Warren M. Posen
Notary Public
Print Name WARREN M. POSEN
My Commission Expires 8/15/08



Received Kennebec SS.
11/01/2004 9:26AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS